



JOHN ELIAS BALDACCI  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF CONSERVATION  
LAND USE REGULATION COMMISSION  
22 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333-0022

PATRICK McGOWAN  
COMMISSIONER

# PERMIT

## BUILDING PERMIT BP 12693

The staff of the Maine Land Use Regulation Commission, after reviewing the application and supporting documents submitted by Elliot E. Moon for Building Permit BP 12693, finds the following facts:

1. Applicant: Elliot E. Moon  
31 Donnell Pond Rd  
Franklin, ME 04634
2. Date of Completed Application: November 4, 2004
3. Location of Proposal: T28 MD BPP, Hancock County  
Lot 1 on Plan 1, Map HA009  
SP Forests L.L.C., Lease # ME-0903041-SL
4. Zoning: (D-RS) Residential Development Subdistrict
5. Lot Size: 0.77 Acres (leased)
6. Principal Building: Proposed Seasonal Camp (20 ft. by 28 ft.)  
Proposed Porch (8 ft. by 12 ft.)
7. Accessory Structures: Proposed Shed (8 ft. by 12 ft.)
8. Sewage Disposal: Proposed Primitive System with Pit Privy
9. Soil Type: 3/C per the Maine State Plumbing Code.
10. Affected Waterbody: Upper Lead Mountain Pond

The Commission has identified Upper Lead Mountain Pond as a resource class 02 lake with significant fisheries, scenic, and shore character resources.

11. The applicant proposes to construct a 20 foot by 28 foot seasonal camp with a 12 foot by 8 foot porch, a 12 foot by 8 foot shed/privy, and to install a primitive system for wastewater.
12. The proposed development complies with Sub-Chapter III of the Commission's Land Use Districts and Standards of the Commission's Land Use Districts and Standards.

13. The facts are otherwise as represented in Building Permit Application BP 12693 and supporting documents.

Based upon the above Findings, the staff concludes that if carried out in compliance with the Conditions below, the proposal will meet the Criteria for Approval, Section 685-B(4) of the Commission's Statutes, 12 M.R.S.A.

**Therefore, the staff approves the application of Elliott E. Moon with the following conditions:**

1. The Standard Conditions (ver. 10/90), a copy of which is attached.

Notwithstanding Condition #3 of the Standard Conditions (ver. 10/90), construction activities permitted in this permit must be substantially started within two (2) years of date of issue and substantially completed within five (5) years from date of issuance of this permit. If such construction activities are not begun and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.


2. The standards for Vegetative Clearing, Section 10.27,B of the Commission's Land Use Districts and Standards, a copy of which is attached.
3. The standards for Filling and Grading, Section 10.27,F of the Commission's Land Use Districts and Standards, a copy of which is attached.
4. The Standards for Driveways Associated with Residential Structures and Uses, Section 10.27,H of the Commission's Land Use Districts and Standards, a copy of which is attached.
5. All structures must be set back a minimum of 50 feet from 29-10-0 road and 15 feet from other property boundary lines.
6. The approved sewage disposal system must be installed in the location and according to the design specified in the report prepared by the permittee's site evaluator, Andrew McCullough, dated October 27, 2004. This installation will include 83 sq. ft. stone disposal bed. This system must not be installed until a Plumbing Permit has been obtained from the Local Plumbing Inspector.
7. The permittee must obtain a Certificate of Inspection for the sewage disposal system at the time of installation from the Local Plumbing Inspector. A copy of this certificate must be submitted to the Commission.
8. Water may not be piped to the building under pressure except by means of a hand pump. Plumbing fixtures must be limited to a lavatory, shower/tub or sink. No other plumbing fixtures may be connected to the primitive disposal field.
9. Except for the travel surface of the driveway, all areas of disturbed soil must be promptly reseeded to prevent soil erosion. The driveway must be constructed so that it will not erode,

and will not create any undue restriction or disruption of existing surface water drainage ways along public roadways.

10. Any activities which result in unstabilized soil conditions must comply with the General and Design Standards of Section 10.25,M,1 and 2 of the Commission's Land Use Districts and Standards, a copy of which is attached.
11. All exterior lighting fixtures must conform with the Lighting Standards, Section 10.25,F,2 of the Commission's Land Use Districts and Standards, a copy of which is attached.

This permit is approved only upon the above stated conditions and remains valid only if the permittee complies with all of these conditions. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

DONE AND DATED AT AUGUSTA, MAINE, THIS 8<sup>th</sup> DAY OF NOVEMBER, 2004.

By:   
For Catherine M. Carroll, Director